

**To either of the Constables of the Town of Dedham in said County: You are hereby required in the name of the Commonwealth aforesaid to notify and warn the inhabitants of said Town of Dedham qualified to vote in Town affairs to meet at the Dedham High School Auditorium located at 140 Whiting Avenue in said Town, for the 2014 Fall Annual Town Meeting in said town on the third Monday in November (it being the seventeenth day of said month) AD 2014, at seven o'clock in the evening, then and there to act on the following articles, namely:**

**ARTICLE ONE:** *By the Finance Committee:* To see what sum of money the Town will vote to raise and appropriate, or transfer from available funds to meet additional expenses of the current fiscal year not adequately funded under Article Three of the 2014 Annual Town Meeting (FY'15) or any other article thereof; or to take any other action relative thereto. *Referred to Warrant and Finance Committee for study and report.*

**ARTICLE TWO:** *By the Board of Selectmen at the request of the Interim Town Manager.* To see if the Town will vote to transfer from the Robin Reyes Major Capital Facilities Stabilization Fund a sum or sums of money for payment of debt service related to the Municipal Campus project approved under Article 19 of the 2014 Annual Town Meeting, or take any other action relative thereto. *Referred to Warrant and Finance Committee for study and report.*

**ARTICLE THREE:** *By the Board of Selectmen at the request of the Interim Town Manager.* To see if the Town will vote, pursuant to the provisions of G.L. c. 44, §53E1/2, to establish a revolving fund, to be known as the Ames Building Revolving Fund, for the purpose of depositing receipts received by the Town in connection with the lease and use of said building, and to authorize expenditure of such funds for the operation and maintenance of such building, and for all expenses related thereto, including but not limited to relocation and related expenses, to be expended by the Town Manager, and to establish a limit on expenditures from said fund for FY 2015, or take any other action relative thereto. *Referred to Warrant and Finance Committee for study and report.*

**ARTICLE FOUR:** *By the Board of Selectmen at the request of the Interim Town Manager.* To see if the Town will vote, pursuant to the provisions of G.L. c. 44, §53E1/2, to establish a revolving fund, to be known as the Former Avery School Revolving Fund, for the purpose of depositing receipts received by the Town in connection with the lease and use of said building, and to authorize expenditure of such funds for the expenses associated with said building, to be expended by the Town Manager, and to establish a limit on expenditures from said fund for FY 2015, or take any action in relation thereto. *Referred to Warrant and Finance Committee for study and report.*

**ARTICLE FIVE:** *By the Board of Selectmen at the request of the Interim Town Manager.* To see if the Town will vote to change the name of the Other Post Employment Benefits (OPEB) Trust Fund created under Article 19 of the 2009 Annual Town Meeting to the Mariellen Murphy OPEB Trust Fund, or take any other action relative thereto. *Referred to Warrant and Finance Committee for study and report.*

**ARTICLE SIX:** *By the Board of Selectmen at the request of the Interim Town Manager.* To see if the Town will vote to transfer a sum or sums of money from the Health Insurance line in the FY 2015 Annual Operating budget approved under Article 3 of the 2014 Annual Town Meeting, and the Health Insurance line in the FY 2014 Annual Operating budget approved under Article 3 of the 2013 Annual Town Meeting to the Other Post Employment Benefits Trust Fund, or take any other action relative thereto. *Referred to Warrant and Finance Committee for study and report.*

**ARTICLE SEVEN:** *By the Board of Selectmen at the request of the Interim Finance Director:* To see what sum of money the Town will vote to raise, appropriate, or transfer from available funds for payment of outstanding bills of prior fiscal years, or take any other action relative thereto. *Referred to Warrant and Finance Committee for study and report.*

**ARTICLE EIGHT:** *By the Finance Committee.* To see what sum of money the Town will vote to raise and appropriate, or transfer from available funds for deposit in the Stabilization Fund, or to take any other action relative thereto. *Referred to Finance Committee for study and report.*

**ARTICLE NINE:** *By the Board of Selectmen at the request of the Interim Finance Director.* To see if the Town will vote to raise and appropriate or transfer from available funds a sum or sums of money to one or more special purpose stabilization funds, or take any other action relative thereto. *Referred to Finance Committee for study and report.*

**ARTICLE TEN:** *By the Board of Selectmen.* To see if the Town will vote, pursuant to G.L. c.40, §59, and G.L. c.23A, §§3E and 3F, to:

- (a) Approve a Tax Increment Financing (“TIF”) Plan and Agreement between the Town and M.S. Walker Company, or its successors or assigns (“Company”) in the form substantially as on file with the Town Clerk, for property located at 112 Meadow Road, and shown as Assessors Map 171, Parcel 97, which TIF Plan and Agreement provide for real estate tax exemptions over a fifteen (15) year period at the exemption rate schedule set forth therein;
- (b) Confirm the Board of Selectmen’s selection of the location of the project as an Economic Opportunity Area, if applicable, and approve the Company’s Local Incentive-Only application;
- (c) Authorize the Board of Selectmen to execute the TIF Agreement and any documents related thereto or the TIF Plan more generally, and approve submission to the Massachusetts Economic Assistance Coordinating Council

("EACC") of the TIF Agreement and Plan and any necessary documents relating thereto, and to take such other actions as are necessary or appropriate to obtain approval of the TIF Plan and Agreement, Economic Opportunity Area, Certified Project Application, [Local Incentive-Only Application] and all related submissions and to take such other actions as necessary or appropriate to implement the project and plan as set forth in those documents;

or take any other action relative thereto. *Referred to Warrant and Finance Committee for study and report.*

**ARTICLE ELEVEN:** *By the Board of Selectmen at the request of the Interim Town Manager.* To see if the Town will vote to raise and appropriate, transfer or borrow a sum of money for the purposes of funding a records retention program for the Town of Dedham, and to add said sum to the amount appropriated for such purposes under Article 4 of the 2014 Annual Town Meeting, or take any other action relative thereto. *Referred to Warrant and Finance Committee for study and report.*

**ARTICLE TWELVE:** *By the Board of Selectmen at the request of the Director of Engineering.* (MWRA I/I Local Financial Assistance Program – Phase 9). To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow the sum of NINE HUNDRED THIRTEEN THOUSAND (\$913,000.00) DOLLARS, for the purpose of participating in the Massachusetts Water Resources Authority (MWRA) Inflow/Infiltration Local Financial Assistance Program – Phase 9, and to meet such appropriation to authorize the Treasurer, with approval of the Board of Selectmen, to borrow said sum in accordance with Section 7(1) and 7(1A) of Chapter 44 of the General Laws, or any other enabling authority and issue bonds and notes therefor, and to authorize the Town to apply for any grants or loans available for the project, or take any other action relative thereto. *Referred to Warrant and Finance Committee for study and report.*

**ARTICLE THIRTEEN:** *By the Park and Recreation Commission.* To see what sum of money the Town will vote to raise, appropriate, or transfer from available funds for the development of a comprehensive Park and Recreation Master Plan. This plan is intended to help meet the needs of current and future residents of all ages from youth to seniors by positioning Dedham to build on the community's unique parks and recreation assets and identify new opportunities. The Master Plan will establish a clear direction to guide the Park and Recreation Commissioners, staff, advisory committees, and interested residents and organizations in their efforts to enhance the community's parks and recreation programs, services and facilities. The plan will evaluate existing facilities, future needs assessment and a blueprint for planning and staffing requirements. And further, to create a Park and Recreation Master Plan Steering Committee to be comprised of: Two (2) members of the Park and Recreation Commission designated by the Commission, one (1) member of the Finance Committee or its designee, one (1) member of the Open Space and Recreation Committee or its designee, and three (3) residents at-large to be appointed by the Moderator. The Park and Recreation Director shall serve as an ex-officio member, or take any other action relative thereto. *Referred to Warrant and Finance Committee for study and report.*

**ARTICLE FOURTEEN:** *By District Four Town Meeting Member Kevin F. Hampe.* To see if the Town will vote to amend the Zoning Map of the Town of Dedham, by changing from Research, Development, and Office (RDO) to Highway Business (HB), the following parcels of land according to the Town of Dedham Assessors plans.

1. Map 136 – Parcel 19A
2. Map 136 - Parcel 20
3. Map 149 – Parcel 1
4. Map 149 - Parcel 2
5. Map 149 – Parcel 3 - (1 & 2)
6. Map 149 - Parcel 3A
7. Map 149 - Parcel 3B
8. Map 149 - Parcel 3C
9. Map 149 - Parcel 11
10. Map 149 - Parcel 12
11. Map 149 - Parcel 13
12. Map 149 - Parcel 14
13. Map 149 - Parcel 15
14. Map 149 - Parcel 16
15. Map 149 - Parcel 17
16. Map 149 - Parcel 18
17. Map 149 - Parcel 19
18. Map 149 - Parcel 20
19. Map 149 - Parcel 41
20. Map 149 - Parcel 42
21. Map 150 – Parcel 7A
22. Map 150 – Parcel 7B

Said parcels are also shown on the attached Town of Dedham Geographic Information Systems (Dedham GIS) online mapping plans attached hereto, or take any other action relative thereto. *Referred to Planning Board and Warrant and Finance Committee for study and report.*

**ARTICLE FIFTEEN:** *By Trust Fund Commissioner Brian M.B. Keaney.* To see if the Town will vote to add a new section to the Revised By-Laws, 85-3A, or some other number as assigned by the Town Clerk, as follows:

In addition to the individuals and bodies listed in Section 2-9 (a) of the Charter, articles for Town Meeting may be submitted by the Town Manager or a department head,

or take any other action relative thereto. *Referred to By-Law Review Committee and Warrant and Finance Committee for study and report.*

**ARTICLE SIXTEEN:** *By Trust Fund Commissioner Brian M.B. Keaney.* To see if the Town will vote to amend the Revised By-Laws by striking section 12-12 and inserting the following:

"There shall be a Building, Planning and Construction Committee consisting of seven members, including one member of the Planning Board, appointed by said board, and six members appointed by the Town Manager. The members appointed by the Town Manager shall include a registered professional engineer or architect, an attorney admitted to practice in Massachusetts, a person employed in the construction industry or a related trade or occupation, a person with a discipline in Environmental Sciences or a member of the Conservation Commission, and two other persons,"

or take any other action relative thereto. *Referred to By-Law Review Committee and Warrant and Finance Committee for study and report.*

**ARTICLE SEVENTEEN:** *By Trust Fund Commissioner Brian M.B. Keaney.* To see if the Town will vote to amend the Revised By-Laws by striking the text of section 85-16 and inserting in place thereof the following:

Any Town Representative or other speaker who speaks on any motion in which the speaker or an immediate family member has a direct financial interest shall first disclose such interest to the Meeting. For the purposes of this section, "direct financial interest" shall include, but not be limited to, employment as an attorney or consultant with respect to the matter,

or take any other action relative thereto. *Referred to By-Law Review Committee and Warrant and Finance Committee for study and report.*

**ARTICLE EIGHTEEN:** *By the By-Law Review Committee.* To see if the Town will vote to amend the Revised By-Laws as follows:

- 1) Strike out the words "Town Administrator" in each instance in which they appear and insert in place thereof the words "Town Manager";
- 2) In Section 85-31 (B), strike out "2-10 (c)" and insert in place thereof "2-9 (c)";
- 3) In Section 85-31 (C), strike out "6-9" and insert in place thereof "7-2";
- 4) In Section 5-6, strike out "2-10 (a)" and insert in place thereof "2-9 (a)";
- 5) Strike out the words "Finance Committee" in each instance in which they appear and insert in place thereof the words "Warrant and Finance Committee";

or take any other action relative thereto. *Referred to By-Law Review Committee and Warrant and Finance Committee for study and report.*

**ARTICLE NINETEEN:** *By the By-Law Review Committee.* To see if the Town will vote to amend the Revised By-Laws by adding a new section to be numbered by the Town Clerk, as follows:

All appointees or designees to any multiple member body of the Town of Dedham, however created, shall be registered voters of the Town of Dedham,

or take any other action relative thereto. *Referred to By-Law Review Committee and Warrant and Finance Committee for study and report.*

**ARTICLE TWENTY:** *By District One Town Meeting Member Frederick Civian.* To see if the Town will vote to add a new section to the Revised By-laws, a number to be assigned by the Town Clerk, as follows:

#### TREE REPLACEMENT BY-LAW

The purpose of this bylaw is to require the replacement of trees that are cut as part of any private or public new development or redevelopment for commercial uses, for industrial uses, for transportation uses, or for residential uses of 2 or more units.

Prior to the approval by any Town board, commission or office of any such new development the developer shall propose a Tree Management Plan which preserves to the maximum extent practicable the tree canopy and tree species diversity of the site that exists prior to development.

Prior to the approval by any Town board, commission or office of any such redevelopment the developer shall propose a Tree Management Plan which significantly increases the tree canopy and tree species diversity of the site that existed prior to the redevelopment.

This Bylaw shall only apply to projects that include the cutting of large trees. If no large trees are to be cut, no Tree Management Plan is required.

Large trees are those that measure at least 12" diameter at breast height.

A public office may propose a general Tree Management Plan.

The Tree Management Plan's calculation of tree canopy shall be based upon trees' canopy at maturity.

Whenever practicable, invasive tree species shall be removed.

The Planning Board and Conservation Commission shall jointly develop and adopt regulations to implement this Bylaw,

or take any other action relative thereto. *Referred to By-Law Review Committee and Warrant and Finance Committee for study and report.*

**ARTICLE TWENTY-ONE:** *By the Park and Recreation Commission.* To see if the Town will vote to amend Chapter 199, Section 199-13 (b) of the Revised By-Laws by deleting the section in its entirety and replacing it with the following language:

No person shall trespass upon properties of the Parks and Recreation Commission known as Memorial Park, Condon Park, Fairbanks Park, Paul Park, Churchill Park, Gonzalez Field, Manor Field (formerly Striar), Hartnett Square, Oakdale Common and East Dedham Passive Park between sunset and sunrise; if, on any given evening, an activity, sanctioned by the Commission is in progress under the lights at Memorial or Condon Park, the presence of any individual on the property will constitute trespass beginning 15 minutes after the lights have been turned off. Any violation of this section shall be subject to a fine of \$100; or take any other action relative thereto. *Referred to By-Law Review Committee and Warrant and Finance Committee for study and report.*

**ARTICLE TWENTY-TWO:** *By the Town Moderator.* To see if the Town will vote to amend the vote taken under Article 5 of the December 4, 2000 STM establishing the School Building Rehabilitation Committee and composition thereof, as amended under Article 43 of the 2008 ATM, to provide that the four (4) at large members appointed by the Town Moderator shall be appointed for terms of three (3) years,

or take any other action relative thereto. *Referred to Warrant and Finance Committee for study and report.*

**ARTICLE TWENTY-THREE:** *By the Board of Selectmen at the request of the Treasurer/Collector.* To see if the Town will vote to accept the provisions of M.G.L. c. 83 (Sewers, Drains & Sidewalks) §16G (Deferral of Charges), or take any other action relative thereto. *Referred to Warrant and Finance Committee for study and report.*

**ARTICLE TWENTY-FOUR:** *By District Seven Town Meeting Member John M. Albani.* To see if the Town will vote to accept the provisions of paragraph 8 of M.G.L. c. 60A §1, or such other paragraph in said §1, providing for a Motor Vehicle Excise Exemption for Massachusetts Residents on Active Military Duty as outlined therein, or take any other action relative thereto. *Referred to Warrant and Finance Committee for study and report.*

**ARTICLE TWENTY-FIVE:** *By the Board of Selectmen at the request of the Director of Engineering.* To see if the Town will vote to accept the layout of a public sidewalk at 600 High Street, as ordered by the Board of Selectmen in accordance with Massachusetts General Laws, Chapter 82, Section 33, and further, pursuant to Massachusetts General Laws, Chapter 40, Section 15A, to transfer from such board holding care, custody and control of the property for the purposes for which it is presently held, to the Board of Selectmen for general municipal purposes, including the purpose of maintaining a public sidewalk, the care, custody, management and control of the land within said layout; and to authorize the Board of Selectmen to acquire, on behalf of the Town, by purchase, gift, eminent domain or otherwise, such property rights within the layout as may be required to provide for the use of said sidewalk for all purposes for which public sidewalks are

used in the Town of Dedham, or take any other action relative thereto. *Referred to Warrant and Finance Committee for study and report.*

**ARTICLE TWENTY-SIX:** *By Board of Selectmen.* To see if the Town will vote, pursuant to Massachusetts General Laws, Chapter 40, Section 15A, to transfer from the Dedham Park and Recreation Commission for recreational purposes to the Board of Selectmen for the purpose of conveyance, and authorize the Board of Selectmen to convey, for such consideration and upon such terms and conditions as the Board of Selectmen and the Park and Recreation Commission deem appropriate, a perpetual easement to construct and maintain an underground gas pipeline within that land at 351 East Street known as Gonzalez Field and acquired by the Town pursuant to a deed recorded with the Norfolk County Registry of Deeds in Book 13545, Page 523; and to authorize the Board of Selectmen and the Park and Recreation Commission to seek such approvals as may be needed to carry out such transfer and conveyance, which may include legislative approval pursuant to Article 97 of the Amendments to the Massachusetts Constitution, or take any other action relative thereto. *Referred to Warrant and Finance Committee for study and report.*

**ARTICLE TWENTY-SEVEN:** *By Attorney and District 7 Town Meeting Representative Peter A. Zahka, II, at the Request of R&Z Greige, Inc. (doing business as Tedeschi Food Shop, 77 Cedar Street/7 Sanderson Avenue, Dedham, MA)*

To see if the Town will vote to petition the General Court to adopt the following legislation. The Legislature may reasonably vary the form and substance of the requested legislation subject to the approval of the Board of Selectmen who are hereby authorized to approve amendments within the scope of the general public objectives of this petition.

## **AN ACT AUTHORIZING THE TOWN OF DEDHAM TO GRANT AN ADDITIONAL LICENSE FOR THE SALE OF ALL ALCOHOLIC BEVERAGES**

Be it enacted by the Senate and House of Representatives in the General Court assembled and by the authority of the same, as follows:

### **SECTION 1.**

(a) Notwithstanding Sections 15 and 17 of Chapter 138 of the General laws of Massachusetts or any other general or special law to the contrary, the Dedham Board of Selectmen may grant one (1) additional license for the sale of all alcoholic beverages not to be drunk on the premises, subject to the conditions set forth in this act.

(b) The additional license authorized by this act shall be reserved for and initially granted to R&Z Greige, Inc., subject to all other requirements for an all alcoholic beverages license.

(c) The license granted hereunder shall not be transferrable by R&Z Greige, Inc., for a period of five (5) years from the date said license is granted to said R&Z Greige, Inc., by the Dedham Board of Selectmen.



**SECTION 2.** This act shall take effect upon passage.

or take any other action relative thereto.

*Referred to Warrant and Finance Committee for study and report.*

**ARTICLE TWENTY-EIGHT:** *By District Five Town Meeting Member Sarah MacDonald, District One Town Meeting Member Hope McDermott and District Six Town Meeting Member Eileen Kelly.* To see if the Town will vote to petition the General Court to adopt the following legislation. The Legislature may reasonably vary the form and substance of the requested legislation subject to the approval of the Board of Selectmen who are hereby authorized to approve amendments within the scope of the general public objectives of this petition.

**AN ACT AUTHORIZING THE TOWN OF DEDHAM TO GRANT AN  
ADDITIONAL LICENSES FOR THE SALE OF ALL ALCOHOLIC  
BEVERAGES TO BE DRUNK ON THE PREMISES.**

*Be it enacted by the Senate and House of Representatives in General Court assembled,  
and by the authority of the same, as follows:*

**Section 1.** Notwithstanding Section 17 of Chapter 138 of the General Laws, or any other general of special law to the contrary, the licensing authority of the Town of Dedham may grant one (1) additional licenses for the sale of all alcoholic beverages to be drunk on the premises under Section 12 of said Chapter 138. The licenses shall be subject to all of said Chapter 138, except said Section 17.

**Section 2.** The licensing authority shall restrict the licenses granted under Sections 1 above to entities located in the building known as the Mother Brooks Arts and Community Center located at 123 High Street in the Town of Dedham. Licenses issued pursuant to this Act shall be nontransferable to any other locations, persons, corporations, or organizations.

**Section 3.** Notwithstanding Sections 12 and 77 of Chapter 138 of the General Laws, the licensing authority for the Town of Dedham may restrict the licenses issued pursuant to this Act to holders of common victualler licenses.

**Section 4.** The additional license authorized by this Act shall be subject to an original application fee of \$5,000.00 more than the annual fee for existing alcoholic beverages licenses in the Town of Dedham. The additional \$5,000.00 fee shall be deposited into an economic development account in the Town of Dedham and expended consistently with the purposes of such account.

**Section 5.** The licenses granted under this Act if revoked or no longer in use, may be granted by the licensing authority to new applicants who meet the criteria of this Act.

**Section 6.** This Act shall take effect upon its passage.

or take any other action relative thereto.

*Referred to Warrant and Finance Committee for study and report.*

Hereof fail not but make return of this Warrant with our doings thereon unto the Town Clerk on or before said day and time.

Given under our hands and seal of the Town of Dedham this 26<sup>th</sup> day of September, 2014.

**BOARD OF SELECTMEN**

**James A. MacDonald, Chairman**

**Carmen E. Dello Iacono, Vice-Chairman**

**Michael L. Butler**

**Dennis J. Guilfoyle**

**Dennis J. Teehan, Jr.**

**A true copy, attest:**

**Anthony F. Zollo, Jr.**

**By virtue of this Warrant, I have notified and warned the inhabitants of the Town of Dedham aforesaid to meet at the time and place and for the purposes specified in said Warrant by posting true and attested copies thereof in one or more public places not less than fourteen days at least before the date of the said meeting, and by causing a true and attested copy thereof to be published once, not less than fourteen days before the said meeting in the Dedham Times, a newspaper having a general circulation in said Town of Dedham.**

**Anthony F. Zollo, Jr.**

**Constable, Town of Dedham**

**Dated at Dedham, Massachusetts, the 26<sup>th</sup> day of September, AD 2014.**